

**MEETING MINUTES
DOVER PLANNING BOARD
JULY 24, 1990**

MEMBERS PRESENT: Harold Preston, Jim Jalbert, Patti Torr, Dan Markey, Tom Forbes, Lionel Martel, Joe Etelman, Jim Caliendo, Mike McDonnell, Dave Bibber, Kathy Wentworth, Jack Middleton, Barry Maddix arrived 7:40

MEMBERS ABSENT: Mike Hoffman

OTHERS PRESENT: Bill Collins, Steve Stancel, Dean Peschel
Joanna Pritzker - Recording Secretary

Meeting called to order at 7:07 PM.

ITEM #1: Approval of minutes

Mike McDonnell motioned to accept.

Jim Caliendo seconded.

VOTE U/A

ITEM #2: Public hearing on the proposed rezoning of Assessor's Map 8, Lots 31 and 32, from R-20 Single Family Residential to a proposed Waterfront Commercial District.

Malcolm McNeil represented the petition. He reviewed the proposed language for this district.

Public hearing opened.

Mike Malley - NH DOT, Bureau of Highways - stated that he was concerned with this proposal. The exit 5 interchange was designed for residential use only not commercial. If there is going to be any commercial uses in that area, a traffic impact study will be required, also improvements to the highway will be necessary. (Exit 5 corridor, and turn around under the General Sullivan Bridge)

James McCooey - Wentworth Terrace - stated that he owns lots 34 and 34A, and that Wentworth Terrace is a private road. He felt that the traffic would be significantly increased with this use, and felt that enough traffic has been generated already with the State Park. He is against this rezoning.

Sheila Shay - Great Bay Yacht Club - stated that the existing moorings that are in the river will be displaced because the proposed docks will cross over them. She further stated that the water is extremely shallow at low tide, and feels that motorboats will have a hard time getting to their slips. She

was also concerned that if a restaurant is built, would it have a liquor license. She was concerned with people drinking then going out in their boats.

Bob Drew - Dover Point - was concerned with the traffic problems, and also concerned with the slips he already has by his house.

Ed Heaphy - NH Commercial Fishing Assoc. - stated that the Port Authority authorizes the moorings. There is a waiting list now. The people who have moorings now have waited a long time to have them, and if they are going to be displaced he felt it wasn't fair to those who had waited. He was opposed to this rezoning.

Bob Fish - stated that his mooring would be affected by this if it is approved. He further stated that he was concerned with the ecology, and what impact this marina would have on it. He is against the rezoning.

Jack Bernier - 13 Wentworth Terrace - stated that he was opposed to the rezoning. Concerned with the safety of this type of project, also with fire apparatus being able to get to the area. He felt that the traffic would be increased enormously. He also stated that the beach that is there now is eroding enough already.

Bob Sherwood - stated that he was concerned with the traffic on the road. He is opposed to the rezoning.

Nell Neal - Dover Conservation Commission - stated that the environmental issues had not been looked at, she felt that it would be impacted. She further stated that not all reasonable uses for this area need to be commercial. Felt that this would be spot zoning, and that the congestion on the roads and waterways would be increased.

Bob Maranas - Little Bay Marina - felt that this ordinance needed to be looked at closer.

Carl Wentworth - 9 Wentworth Terrace - opposed to the rezoning. He felt that the traffic would be increased.

Betsy St. Pierre - Dover Point - opposed to the rezoning.

Malcolm McNeil - stated that there are a number of uses that could be used as part of the marina with minimal impact.

Al Souther - was concerned with the navigable waterways. The capacity of waterway is being taken by the dock.

Helen Bernier - stated that the Port Authority has complained about the number of moorings already.

Public hearing closed.

This rezoning will be brought up at the August 14, 1990 meeting under Old Business.

ITEM #3: Public hearing on the proposed Transfer of Development Rights (TDR) Ordinance.

Bill Collins briefly explained the ordinance. He stated that there were two reasons for this ordinance:

1. A paramount objective to promote economic development; and,
2. remove development pressure from the wetlands.

Public hearing opened.

Howard Williams - questioned how many permits are issued a year to fill in wetlands.

Bill Collins replied that we do not have that information. He further stated that the State is back-logged about 6 months with the applications.

Brian Holt questioned if a developer could purchase wetlands other than in this area.

Bill Collins stated that it would have to be in the I-4/B-4 zoning district.

Tim Haley - Sixth Street - questioned how close a developer could pave to his property?

Bill Collins replied that the setback can be closer than 25 feet in the new TDR Ordinance if approved by the Planning Board.

Howard Williams asked if other communities have used this type of ordinance.

Bill Collins replied that in other parts of the country, such as Florida, Maryland, and Connecticut.

Dana Lynch stated that he was in support of this concept.

Bob Goodman - Liberty Mutual - questioned how long of a process would this be, once the ordinance is considered?

Bill Collins replied anywhere from 2 - 6 months.

Public hearing closed.

ITEM #4: Old Business

(a) Discussion of Heritage Baptist Church time extension

Dean Peschel stated that he had been out to the site, and concluded that there wasn't any erosion taking place at this time.

Tom Forbes felt that plantings should be placed along the road and would like to have that done prior to winter?

Tom Forbes motioned to grant a one year extension.

Mike McDonnell seconded.

VOTE U/A

(b) Discussion of time extension policy

Bill Collins stated that time extensions should stop after two extensions.

Tom Forbes questioned undesirable projects. What about only allowing one extension for these projects? He felt that this policy wasn't necessary.

Patti Torr felt that they should be dealt with on a case by case basis.

Jim Jalbert motioned to have plans signed within 60 days from the date of approval.

Jim Caliendo seconded.

Motions were withdrawn.

(c) Discussion of Free Trade subdivision

Harold Preston stepped down. Tom Forbes chaired. Kathy Wentworth sat in as an alternate.

Jim Caliendo motioned to approve.

Jack Middleton seconded.

VOTE U/A

ITEM #6: Adjourn

Jim Jalbert motioned to adjourn.

Jack Middleton seconded.

VOTE U/A Meeting adjourned at 10:00 PM